

GIS REGISTRY INFORMATION

SITE NAME: DOMINO'S PIZZA
 BRRTS #: 03-36-001503 FID # (if appropriate):
 COMMERCE # (if appropriate): 54220-4936-10
 CLOSURE DATE: 08/12/2000
 STREET ADDRESS: 1910 WASHINGTON STREET
 CITY: MANITOWOC

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 706312 Y= 404401

CONTAMINATED MEDIA: Groundwater ☐ Soil ☐ Both ☒

OFF-SOURCE GW CONTAMINATION >ES: ☒ Yes ☐ No

IF YES, STREET ADDRESS 1: 938 S. 19TH STREET

GPS COORDINATES (meters in WTM91 projection): X= 706309 Y= 404418

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): ☒ Yes ☐ No

IF YES, STREET ADDRESS 1: 938 S. 19TH STREET

GPS COORDINATES (meters in WTM91 projection): X= 706309 Y= 404418

CONTAMINATION IN RIGHT OF WAY: ☒ Yes ☐ No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties

County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, if required for SI. (8.5x14" if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

X
NA
NA
NA
X
X
X
X
X
X
NA
NA
NA
NA
X



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

August 11, 2003

Mr. Lynn A. Vandevort
2336 Hunters Ridge Court
Manitowoc, WI 54220

RE: **Final Closure**

Commerce # 54220-4936-10 **WDNR BRRTS # 03-36-001503**
Domino's Pizza, 1910 Washington Street, Manitowoc

Dear Mr. Vandevort:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', written over a horizontal line.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Case File



ENVIRONMENTAL & REGULATORY SERVICES

2129 Jackson Street
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Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

April 12, 2000

Mr. Lynn Vandevort
818 Washington Street
Manitowoc WI 54220

RE: **Commerce # 54220-4936-10**
Domino's Pizza, 1910 Washington Street, Manitowoc, WI

Case Closure [conditional upon receipt of documentation]

Dear Mr. Vandevort:

On March 2, 2000 the Wisconsin Department of Natural Resources transferred this site to the Wisconsin Department of Commerce for regulatory oversight. On behalf of the Wisconsin Department of Commerce, I am reviewing this case for closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by Bouc Environmental Services & Technology, as well as other correspondence in the case file:

- *UST Site Assessment, Partial Remediation & Investigation Report*, May 25, 1994
- *UST Site Investigation Report*, May 31, 1994
- *Remedial Action Plan*, August 31, 1994
- *UST Site Partial Soil Remediation Report*, August 12, 1996
- *Groundwater Monitoring Reports* dated September 6, 1994, May 1, 1995, October 30, 1995, April 4, 1996, October 16, 1996, November 17, 1996, April 9, 1997, August 12, 1997, February 13, 1998, September 9, 1998
- *UST Site Annual Report and Closure Request*, January 11, 2000

If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

RE: **Commerce # 54220-4936-10**
Domino's Pizza
1910 Washington Street, Manitowoc, WI

April 12, 2000

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IMPORTANT: we cannot list this case as "closed" on our computer database until we receive the following items.

- A notification must be placed on the property – 1910 Washington Street and 938 19th Street - deed addressing residual soil and groundwater impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information for both sites. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for review prior to filing.
- Documentation of the abandonment of monitoring wells MW-1, 2, 4, 5, 6, 7, 9, and RW2. Please submit abandonment documentation to the Department at the letterhead address.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (920) 424-0046.

Sincerely,



Dee Zoellner
Hydrogeologist
PECFA Site Review Section

enclosure

cc: Steve Bouc, Bouc Environmental Services & Technology (with enclosure)
electronic case file

DOMINO'S PIZZA
1910 WASHINGTON STREET
MANITOWOC, WISCONSIN 54220



FIGURE 1
SITE LOCATION MAP

DOMINO'S PIZZA
1910 WASHINGTON STREET
MANITOWOC, WISCONSIN 54220

LEGEND
B-5 \oplus SOIL BORING
B-8/MW-4 \oplus SOIL BORING/MONITORING WELL
--- LIMITS OF EXCAVATION
--- NATURAL GAS LINE
--- WATER LINE
--- SANITARY SEWER

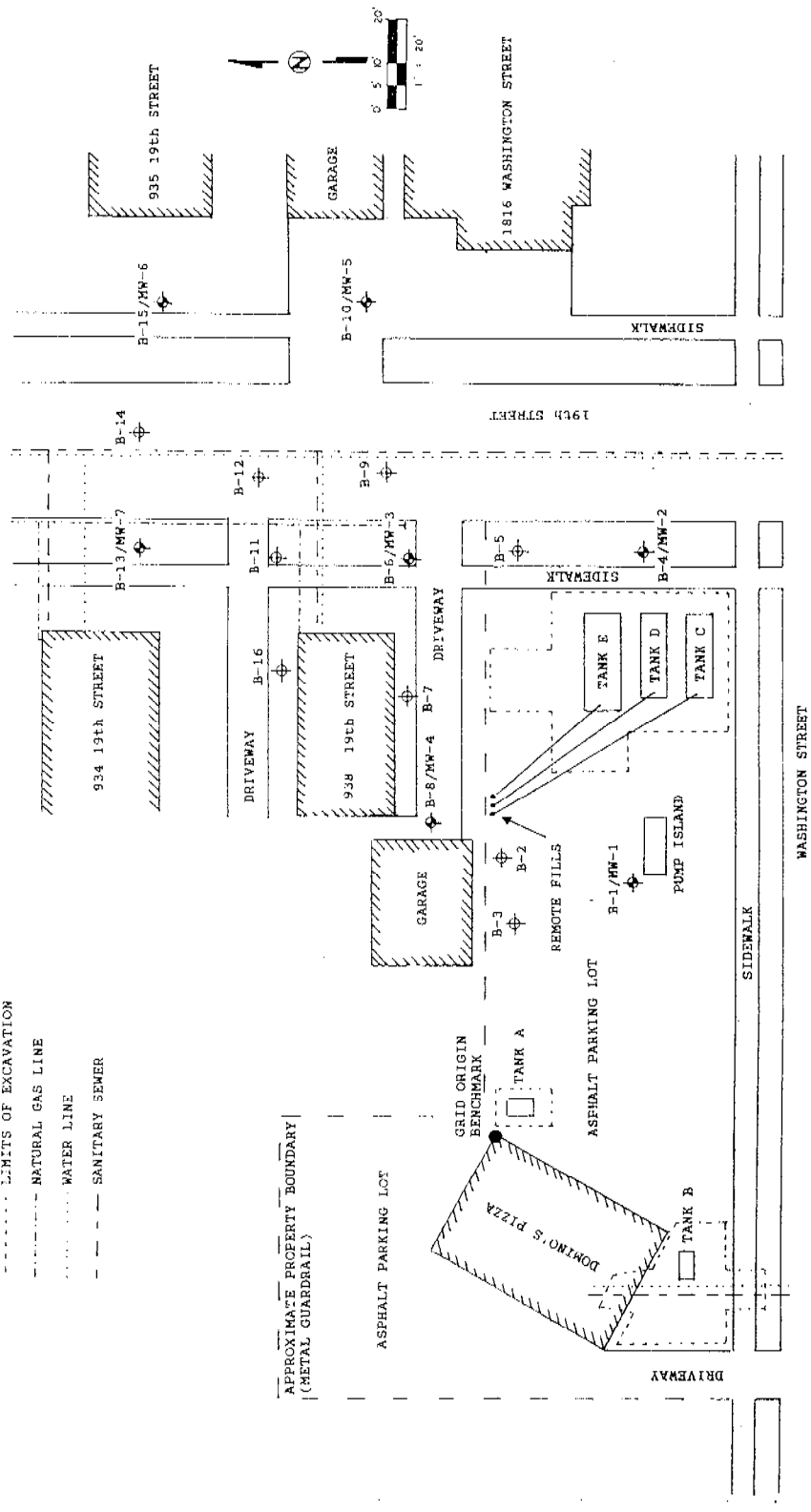


FIGURE 3
SOIL BORING LOCATION MAP

TABLE I

CHRONOLOGICAL SUMMARY OF GROUNDWATER ANALYSIS RESULTS

All Results in ug/l

MW-9

	08/95	03/96	05/96	09/96	12/96	03/96	06/97	10/97	02/98	04/98	07/98	10/98	01/99	04/99	08/99	10/99	ES	PA:
Benzene	3200	1900	460	2390	1810	1200	200	2500	1500	27	1500	1800	1300	740	870	1500	5	0.5
Ethyl Benzene	320	150	120	106	43	56	23	220	180	3.8	180	220	130	81	190	160	700	140
MTBE	ND	ND	ND	ND	ND	ND	1.8	ND	ND	ND	ND	ND	ND	ND	ND	ND	60	12
Toluene	330	46	15	20	31	28	42	2.2	15	0.6	15	24	12	7.9	11	9.2	343	68.6
1,2,4-Trimethylbenzene	120	77	43	ND	27	50	20	8.5	33	0.9	33	52	33	33	47	29	--	--
1,3,5-Trimethylbenzene	50	17	11	ND	18	6.0	3.6	ND	ND	ND	ND	ND	ND	6.1	ND	ND	--	--
Total Xylenes	610	130	67	ND	51.4	82	31.6	2.9	49.6	1.6	49.6	60.6	33.0	19	28.3	10	620	124

RW-2

	08/95	03/96	05/96	09/96	12/96	03/96	06/97	10/97	02/98	04/98	07/98	10/98	01/99	04/99	08/99	10/99	ES	PA:
Benzene	--	--	36	93	209	110	16	300	15	ND	14	120	130	12	5.3	69	5	0.5
Ethyl Benzene	--	--	16	ND	0.3	0.4	1.1	13	1.4	ND	ND	16	28	0.9	ND	1.7	700	140
MTBE	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.1	0.6	ND	0.4	ND	60	12
Toluene	--	--	3.6	0.5	2.0	0.5	44	2.2	0.5	ND	ND	2.1	2.1	ND	ND	0.4	343	68.6
1,2,4-Trimethylbenzene	--	--	29	0.5	1.9	ND	ND	8.5	1.6	ND	ND	3.7	ND	ND	ND	ND	--	--
1,3,5-trimethylbenzene	--	--	16	ND	0.9	ND	ND	ND	0.4	ND	ND	ND	ND	ND	ND	ND	--	--
Total Xylenes	--	--	101	4	3.6	0.8	5.1	2.9	6.6	ND	ND	ND	ND	ND	ND	ND	620	124

Note: ND = Not detected above method detection limits.

TABLE 11

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

All Results In Parts Per Billion (ug/l)

(Sampled 10/27/99)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	ND	ND	ND	ND	ND	ND	1500	69
Ethyl Benzene	ND	ND	ND	ND	ND	ND	160	1.7
MTBE	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	ND	ND	ND	ND	9.2	0.4
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	29	ND
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND
Total Xylenes	ND	ND	ND	ND	ND	ND	10	ND

(Sampled 08/04/99)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	870	5.3
Ethyl Benzene	--	--	--	--	--	--	190	ND
MTBE	--	--	--	--	--	--	ND	0.4
Toluene	--	--	--	--	--	--	11	ND
1,2,4-Trimethylbenzene	--	--	--	--	--	--	47	ND
1,3,5-Trimethylbenzene	--	--	--	--	--	--	ND	ND
Total Xylenes	--	--	--	--	--	--	28.3	ND

(Sampled 04/26/99)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	740	12
Ethyl Benzene	--	--	--	--	--	--	81	0.9
MTBE	--	--	--	--	--	--	ND	ND
Toluene	--	--	--	--	--	--	7.9	ND
1,2,4-Trimethylbenzene	--	--	--	--	--	--	33	ND
1,3,5-Trimethylbenzene	--	--	--	--	--	--	6.1	ND
Total Xylenes	--	--	--	--	--	--	19	ND

(Sampled 01/29/99)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	1300	130
Ethyl Benzene	--	--	--	--	--	--	130	28
MTBE	--	--	--	--	--	--	ND	0.6
Toluene	--	--	--	--	--	--	12	2.1
1,2,4-Trimethylbenzene	--	--	--	--	--	--	33	ND
1,3,5-Trimethylbenzene	--	--	--	--	--	--	ND	ND
Total Xylenes	--	--	--	--	--	--	33.0	ND

(Sampled 10/20/98)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	ND	ND	ND	ND	ND	ND	1800	120
Ethyl Benzene	ND	ND	ND	ND	ND	ND	220	16
MTBE	ND	ND	ND	ND	ND	ND	ND	1.1
Toluene	ND	ND	ND	ND	ND	ND	24	2.1
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	52	3.7
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND
Total Xylenes	ND	ND	ND	ND	ND	ND	60.6	ND

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TABLE II

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

(Sampled 07/23/98)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	1500	14
Ethyl Benzene	--	--	--	--	--	--	180	ND
MTEE	--	--	--	--	--	--	ND	ND
Toluene	--	--	--	--	--	--	15	ND
1,2,4-Trimethylbenzene	--	--	--	--	--	--	33	ND
1,3,5-Trimethylbenzene	--	--	--	--	--	--	ND	ND
Total Xylenes	--	--	--	--	--	--	49.6	ND

(Sampled 04/23/98)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	27	ND
Ethyl Benzene	--	--	--	--	--	--	3.8	ND
MTBE	--	--	--	--	--	--	ND	ND
Toluene	--	--	--	--	--	--	0.6	ND
1,2,4-Trimethylbenzene	--	--	--	--	--	--	0.9	ND
1,3,5-Trimethylbenzene	--	--	--	--	--	--	ND	ND
Total Xylenes	--	--	--	--	--	--	1.6	ND

(Sampled 02/03/98)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	1500	15
Ethyl Benzene	--	--	--	--	--	--	120	1.4
MTEE	--	--	--	--	--	--	ND	ND
Toluene	--	--	--	--	--	--	27	0.5
1,2,4-Trimethylbenzene	--	--	--	--	--	--	39	1.6
1,3,5-Trimethylbenzene	--	--	--	--	--	--	ND	0.4
Total Xylenes	--	--	--	--	--	--	77	6.6

(Sampled 10/27/97)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	ND	ND	ND	ND	ND	ND	2500	300
Ethyl Benzene	ND	ND	ND	ND	ND	ND	220	13
MTBE	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	ND	ND	ND	ND	38	2.2
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	33	8.5
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND
Total Xylenes	ND	ND	ND	ND	ND	ND	64	2.9

(Sampled 06/23/97)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	200	16
Ethyl Benzene	--	--	--	--	--	--	23	1.1
MTBE	--	--	--	--	--	--	1.8	ND
Toluene	--	--	--	--	--	--	42	44
1,2,4-Trimethylbenzene	--	--	--	--	--	--	20	ND
1,3,5-Trimethylbenzene	--	--	--	--	--	--	3.6	ND
Total Xylenes	--	--	--	--	--	--	31.6	5.1

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TABLE 11

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

(Sampled 03/19/97)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	1200	110
Ethyl Benzene	--	--	--	--	--	--	56	0.2
MTBE	--	--	--	--	--	--	ND	ND
Toluene	--	--	--	--	--	--	28	0.5
1,2,4-Trimethylbenzene	--	--	--	--	--	--	50	ND
1,3,5-Trimethylbenzene	--	--	--	--	--	--	6.0	ND
Total Xylenes	--	--	--	--	--	--	82	0.8

(Sampled 12/12/96)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	--	--	--	--	--	--	1810	209
Ethyl Benzene	--	--	--	--	--	--	43	0.4
MTBE	--	--	--	--	--	--	ND	ND
Toluene	--	--	--	--	--	--	31	2.0
1,2,4-Trimethylbenzene	--	--	--	--	--	--	27	1.9
1,3,5-Trimethylbenzene	--	--	--	--	--	--	18	0.9
Total Xylenes	--	--	--	--	--	--	51.4	3.6

(Sampled 09/11/96)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	ND	ND	ND	ND	ND	ND	2390	93
Ethyl Benzene	ND	ND	ND	ND	ND	ND	106	0.5
MTBE	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	ND	ND	ND	ND	20	0.5
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	0.5
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND
Total Xylenes	ND	ND	ND	ND	ND	ND	ND	4

(Sampled 06/11/96)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-9</u>	<u>RW-2</u>
Benzene	ND	ND	ND	ND	ND	ND	460	36
Ethyl Benzene	ND	ND	ND	ND	ND	ND	120	16
MTBE	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	ND	ND	ND	ND	15	3.8
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	43	29
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	11	16
Total Xylenes	ND	ND	ND	ND	ND	ND	67	101

Sampled (03/21/96)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-8</u>	<u>MW-9</u>
Benzene	ND	ND	740	ND	ND	ND	ND	810	1900
Ethyl Benzene	ND	ND	570	ND	ND	ND	ND	2100	150
MTBE	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	52	ND	ND	ND	ND	140	46
1,2,4-Trimethylbenzene	ND	ND	150	ND	ND	ND	ND	1300	77
1,3,5-Trimethylbenzene	ND	ND	28	ND	ND	ND	ND	370	17
Total Xylenes	ND	ND	442	ND	ND	ND	ND	7000	130

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TABLE 11

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

(Sampled 08/31/95)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>	<u>MW-8</u>	<u>MW-9</u>
Benzene	ND	ND	460	ND	ND	ND	ND	1100	3200
Ethyl Benzene	ND	ND	680	ND	ND	ND	ND	2100	320
MTBE	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	80	ND	ND	ND	ND	320	330
1,2,4-Trimethylbenzene	ND	ND	230	ND	ND	ND	ND	1500	120
1,3,5-Trimethylbenzene	ND	ND	66	ND	ND	ND	ND	42	60
Total Xylenes	ND	ND	335	ND	ND	ND	ND	8800	610

(Sampled 04/11/95)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>
Benzene	ND	ND	760	ND	ND	ND	ND
Ethyl Benzene	ND	ND	420	ND	ND	ND	ND
MTBE	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	34	ND	ND	ND	ND
1,2,4-Trimethylbenzene	ND	ND	160	ND	ND	ND	ND
1,3,5-Trimethylbenzene	ND	ND	47	ND	ND	ND	ND
Total Xylenes	ND	ND	368	ND	ND	ND	ND

(Sampled 08/16/94)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>
Benzene	ND	ND	1100	ND	ND	ND	ND
Ethyl Benzene	ND	ND	970	ND	ND	ND	ND
MTBE	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	5.6	140	2.5	ND	ND	ND
1,2,4-Trimethylbenzene	ND	ND	370	ND	ND	ND	ND
1,3,5-Trimethylbenzene	ND	ND	95	ND	ND	ND	ND
Total Xylenes	ND	ND	1740	ND	ND	ND	ND

(Sampled 05/02/94)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>	<u>MW-4</u>	<u>MW-5</u>	<u>MW-6</u>	<u>MW-7</u>
Benzene	ND	ND	940	ND	ND	ND	ND
Ethyl Benzene	ND	ND	430	ND	ND	ND	ND
MTBE	ND	ND	ND	ND	ND	ND	ND
Toluene	4.8	ND	210	1.9	ND	ND	ND
1,2,4-Trimethylbenzene	ND	ND	130	ND	ND	ND	ND
1,3,5-Trimethylbenzene	ND	ND	39	ND	ND	ND	ND
Total Xylenes	ND	ND	820	ND	ND	ND	ND

(Sampled 12/13/93)

	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>	<u>MW-4</u>
Benzene	ND	ND	1500	ND
Ethyl Benzene	ND	ND	120	ND
MTBE	ND	ND	ND	ND
Toluene	4.8	ND	280	ND
1,2,4-Trimethylbenzene	ND	ND	ND	ND
1,3,5-Trimethylbenzene	ND	ND	ND	ND
Total Xylenes	ND	ND	248	ND

Note: ND = Not Detected Above Method Detection Limit

TABLE IV
SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS FROM SITE ASSESSMENT
AND
EXCAVATION ACTIVITIES

<u>SAMPLE#</u>	<u>SAMPLE DESIGNATION</u>	<u>DRO</u>	<u>GRO</u>	<u>BENZENE</u>	<u>TOLUENE</u>	<u>ETHYL BENZENE</u>	<u>TOTAL XYLENES</u>	<u>MTBE</u>
1	D-TAN	<5.1	--	--	--	--	--	--
2	D-TAS	<4.8	--	--	--	--	--	--
7	D-TCW	--	<2.5	--	--	--	--	--
8	D-TDW	--	<3.0	--	--	--	--	--
9	D-TEW	--	<3.1	--	--	--	--	--
10	D-TEE	--	<3.1	--	--	--	--	--
	D-FB	--	<2.5	--	--	--	--	--
14	D-EXN-4	21	--	<1.2	<1.2	<1.2	<2.4	1.8
15	D-EXN-5	<4.6	--	<1.2	<1.2	<1.2	<2.4	1.3
17	D-EXN-7	15	--	<1.2	<1.2	<1.2	<2.4	1.4
19	D-EXN-9	<4.3	--	<1.0	<1.0	<1.0	<1.0	<1.0
22	D-EXN-12	27	--	<5.3	<5.3	<5.3	<5.3	<5.3
23	D-SPN	1600	--	<250	<250	<250	700	<250
24	D-EXS-11	--	<3.1	<1.2	3.1	<1.2	3.0	<1.2
27	D-EXS-14	--	<3.0	1.3	5.5	<1.2	<2.4	1.2
29	D-EXS-16	--	<3.0	<1.2	4.3	<1.2	<2.4	<1.2
30	D-EXS-17	--	<3.0	1.3	4.7	<1.2	<2.4	<1.2
37	D-EXS-24	--	4400	<2900	5500	77000	450000	<2900
38	D-EXS-25	--	470	--	--	--	--	--
	D-FB	--	<2.5	--	--	--	--	--

TABLE VI

SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS
FROM SOIL BORINGSBTEX And MTBE Results In Parts Per Billion (ug/kg)
GRO Results In Parts Per Million (mg/kg)

<u>SAMPLE#*</u>	<u>DEPTH</u> (ft)	<u>GRO</u>	<u>BENZENE</u>	<u>TOLUENE</u>	<u>ETHYL</u> <u>BENZENE</u>	<u>TOTAL</u> <u>XYLENES</u>	<u>MTBE</u>
DP-1-4	7.5-9.5	<3.0	<1.2	<1.2	<1.2	<1.2	<1.2
DP-2-2	2.5-4.5	5400	<2900	<2900	26000	73000	<2900
DP-3-4	7.5-9.5	<3.1	<1.2	<1.2	<1.2	<2.4	<1.2
DP-4-4	7.5-9.5	<3.1	<1.2	<1.2	<1.2	<2.4	<1.2
DP-5-5	10.0-12.0	<3.2	<1.3	<1.3	<1.3	<2.6	<1.3
DP-6-3	5.0-7.0	1000	1300	--	--	--	--
DP-7-2	2.5-4.5	27	<59	<59	1000	3200	<59
DP-8-3	5.0-7.0	<3.1	<1.3	1.7	<1.3	<3.0	<1.3
DP-FB	---	<2.5	--	--	--	--	--
DP-9-4	7.5-9.5	4.7	<5.8	<5.8	<5.8	67	<5.8
DP-10-4	7.5-9.5	<2.5	<1.2	<1.2	<1.2	<1.2	<1.2
DP-11-5	10.0-12.0	290	2200	5700	7700	21600	460
DP-12-4	7.5-9.5	4900	6300	16000	59000	139000	<5000
DP-FB	---	<2.5	--	--	--	--	--
DP-13-5	10.0-12.0	<3.1	<1.2	<1.2	<1.2	<1.2	<1.2
DP-14-4	7.5-9.5	<3.3	<1.3	<1.3	<1.3	<1.3	<1.3
DP-15-4	7.5-9.5	<3.2	<1.3	<1.3	<1.3	<1.3	<1.3
DP-16-4	7.5-9.5	<3.1	<1.1	<1.1	<1.1	<1.1	<1.1
DP-FB	---	<2.5	--	--	--	--	--

NOTES: * First number is Boring #, second number is sample #.
DP-FB is methanol field blank.

TABLE VI

SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS
FROM SOIL BORINGSBTEX And MTBE Results In Parts Per Billion (ug/kg)
GRO Results In Parts Per Million (mg/kg)

<u>SAMPLE#*</u>	<u>DEPTH</u> <u>(ft)</u>	<u>GRO</u>	<u>BENZENE</u>	<u>TOLUENE</u>	<u>ETHYL</u> <u>BENZENE</u>	<u>TOTAL</u> <u>XYLENES</u>	<u>MTBE</u>
DP-17-3	5.0-7.0	<3.0	4800	21000	33000	122000	1100
DP-FB	---	<2.5	--	--	--	--	--

NOTES: * First number is Boring #, second number is sample #.
DP-FB is methanol field blank.

TABLE VIII

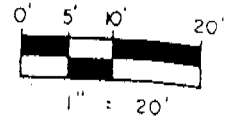
SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS FROM EXCAVATION

PVOC Results In Parts Per Billion (ug/kg)

GRO Results In Parts Per Million (mg/kg)

<u>SAMPLE#</u>	<u>GRO</u>	<u>BENZENE</u>	<u>TOLUENE</u>	<u>ETHYL BENZENE</u>	<u>TOTAL XYLENES</u>	<u>MTBE</u>
DP1	<3.0	<25	<25	<25	<50	<25
DP2	4400	<2000	40000	88000	360000	<2000
DP3	<3.1	<25	<25	<25	<50	<25
DP4	<3.1	<25	<25	<25	<50	<25
DP5	<2.9	<25	<25	<25	<50	<25
DP6	<3.0	<25	<25	<25	<50	<25
DP7	<3.1	77	<25	<25	<50	<25
DP8	<2.8	<25	<25	<25	<50	<25
DP9	<3.0	<25	<25	<25	<50	<25

DOMINO'S PIZZA
1910 WASHINGTON STREET
MANITOWOC, WISCONSIN 54220



LEGEND

B-2 SOIL BORING

B-1/MW-1 SOIL BORING/MONITORING WELL

(94.15') GROUNDWATER ELEVATION

90' — GROUNDWATER CONTOUR LINE B-13/MW-7

<69> BENZENE CONCENTRATION (ug/l)

DATA OBTAINED 10/20/99
1.0' CONTOUR INTERVAL

DRIVEWAY

B-16

B-14/B-18/MW-9

(87.12')

<1500>

938 19th STREET

15

B-8/MW-4 (91.41')

B-7

DRIVEWAY

LIMITS OF SOIL
EXCAVATION

ESTIMATED
GROUNDWATER
CONTAMINATION
> ES
1816

19th STREET

SIDEWALK

SIDEWALK

B-5

B-4/MW-2 (90.55')

<ND>

TANK E

TANK D

TANK C

LIMITS OF FORMER
TANK EXCAVATION

PUMP ISLAND

NOTE FILLS

(94.65')

<ND>

B-1/MW-1

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

(94.00')

WASHINGTON STREET

FIGURE 1
GROUNDWATER CONTOUR MAP

OCTOBER 27, 1999

WELL#	TOP OF SCREEN ELEVATION	TOP OF CASING ELEVATION	DEPTH TO GROUNDWATER	GROUNDWATER ELEVATION
MW-1	96.0'	100.98'	6.23'	94.75'
MW-2	92.3'	97.29'	6.98'	90.31'
MW-4	93.2'	98.16'	6.37'	91.79'
MW-5	91.0'	95.01'	7.99'	87.02'
MW-6	90.3'	94.28'	8.98'	85.30'
MW-7	90.6'	94.57'	8.28'	86.29'
MW-9	90.3'	95.28'	7.97'	87.31'

DOMINO'S PIZZA
1910 WASHINGTON STREET
MANITOWOC, WISCONSIN 54220

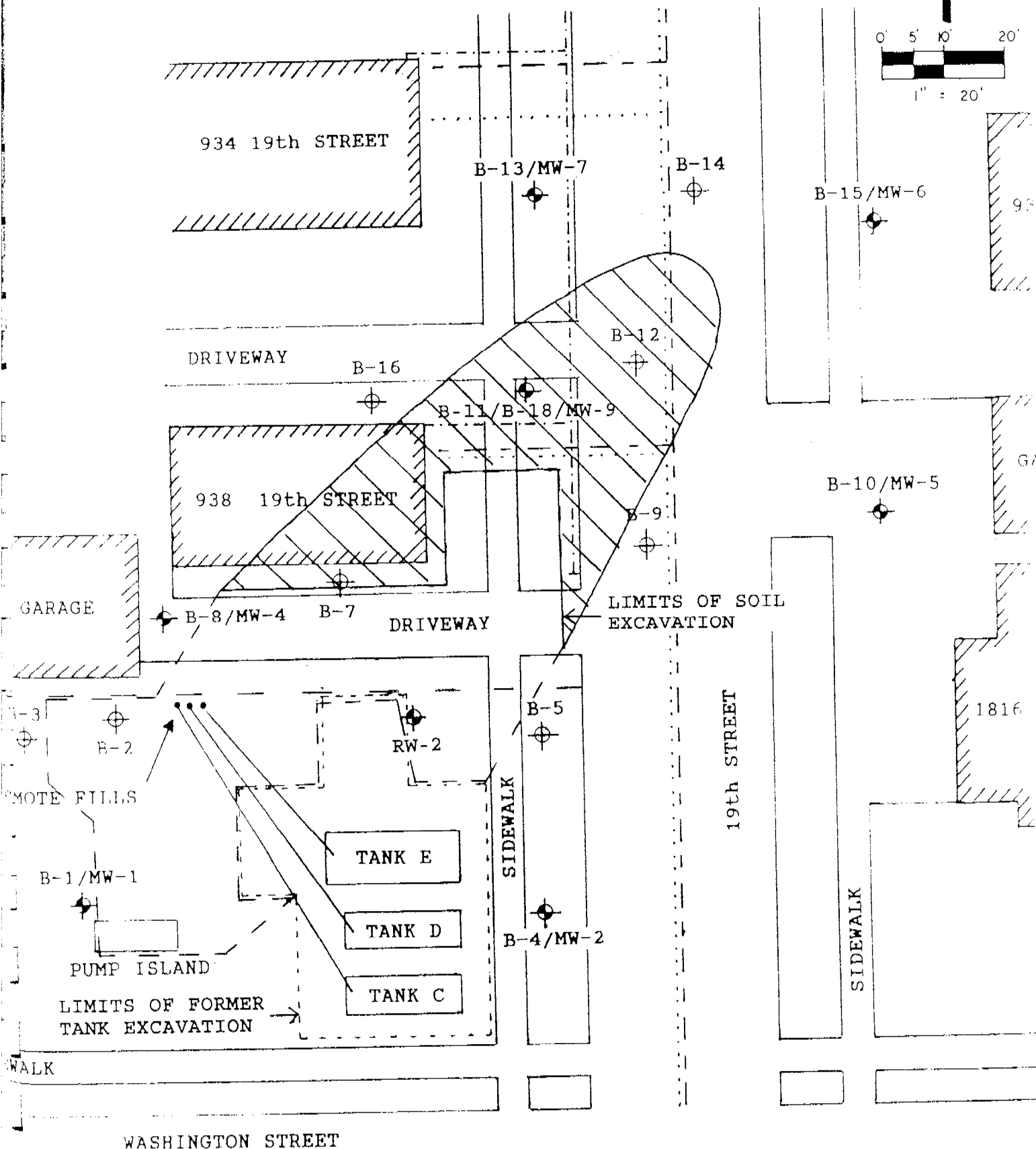
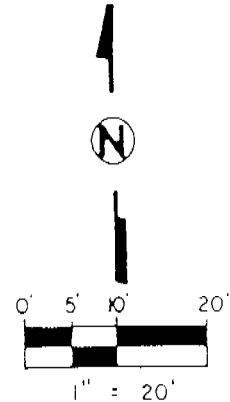


FIGURE 5
AREA OF REMAINING SOIL CONTAMINATION



943589

DOCUMENT NO.

NOTICE OF CONTAMINATION
TO PROPERTY

Legal Description of the Property: In re:

The South One-half (S ½) of Lots Numbered Nineteen (19) and Twenty (20);
and also

All of Lot Numbered Twenty-one (21);

ALL IN Block Numbered Two Hundred Fifty (250) in the City of Manitowoc,
Manitowoc County, Wisconsin, according to the Recorded Plat thereof; known
as the Original Plat of said City of Manitowoc.

Commonly known as 1910 Washington Street, Manitowoc, Wisconsin.

RCPT# 7064. STN

\$13.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD

15 JUL 2003 12:43:53 PM

RETURN TO

Mr. Lynn A. Vandevort
818 Washington Street
Manitowoc, WI 54220

13 dlf

52-000-250-210.00

(Parcel Identification Number)

STATE OF WISCONSIN)
)ss
COUNTY OF MANITOWOC)

Section 1. Pizza Properties LLC, a Wisconsin limited liability company, is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That



property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document this 15th day of July, 2003.

PIZZA PROPERTIES LLC

By: 

Printed Name: Lynn A. Vandevort, Sole Member

Subscribed and sworn to before me
this 15th day of July, 2003.



Notary Public, State of Wisconsin

My commission 1-18-2004

LYNN P WIESNER

This document was drafted by the Wisconsin Department of Commerce.

**943590**

DOCUMENT NO.

**NOTICE OF CONTAMINATION
TO PROPERTY**

Legal Description of the Property: In re:

The South Forty-six (46) feet of the North One-half (N ½) of Lots Numbered Nineteen (19) and Twenty (20) of Block Numbered Two Hundred Fifty (250) in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof; known as the Original Plat of said City of Manitowoc.

Commonly known as 938 South 19th Street, Manitowoc, Wisconsin.

RCPT# 7064. STN

\$13.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD

15 JUL 2003 12:43:53 PM

RETURN TO

Mr. Lynn A. Vandevort
818 Washington Street
Manitowoc, WI 54220

13 July

52-000-250-201.00

(Parcel Identification Number)

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Section 1. John M. Minor is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

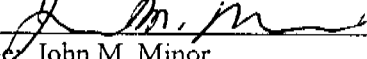
Residual petroleum contaminated soil remains on this site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the

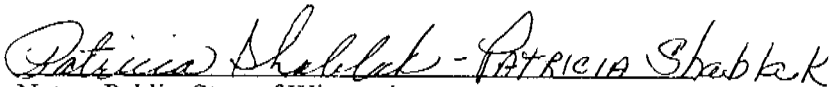


restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document this 14th day of July, 2003.

By: 
Printed Name: John M. Minor

Subscribed and sworn to before me
this 14th day of July, 2003.


Notary Public, State of Wisconsin
My commission Jan. 29, 2006

This document was drafted by the Wisconsin Department of Commerce.